



MEMORANDUM

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **RZ-05-13, REZONING FROM LC-2 to C-AB-1**

LOCATION This property is located at 14042 Greenwell Springs Road on south side near the Sullivan Road intersection in Section 42, T6S, R2E, GLD, EBR, LA. The applicant is requesting to rezone a portion of Lot B-1 of the Eisworth Estate. The applicant is requesting to rezone from LC-2 (Light Commercial Two) to C-AB-1 (Commercial Alcoholic Beverages One) for a restaurant serving alcohol.

EXISTING LAND USE	Commercial (Restaurant under Construction)
PROPOSED LAND USE	Restaurant serving alcohol
MASTER PLAN	General Commercial and Conservation Areas
PRESENT ZONING	LC-2 (Light Commercial Two)
PROPOSED ZONING	C-AB-1 (Commercial Alcoholic Beverage One)
APPLICANT	Michael H. Anderson, II

STAFF COMMENTS

1. **Existing land use** is Commercial (Restaurant under Construction).
2. **Surrounding land uses** include Residential, Commercial, and Institutional (Church).
3. **Existing zoning** is LC-2 (Light Commercial Two).
4. **Surrounding zoning** is Rural and LC-2 (Light Commercial Two).
5. **Size of Subject Property** is approximately 2.5 acres. However, the portion of the property under consideration for rezoning to C-AB-1 is approximately 0.21 acres (**See Attachment A**).
6. **Rezoning Criteria**

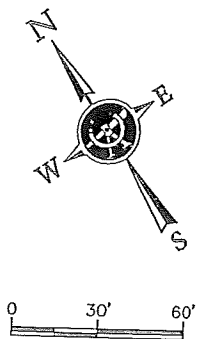
Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.



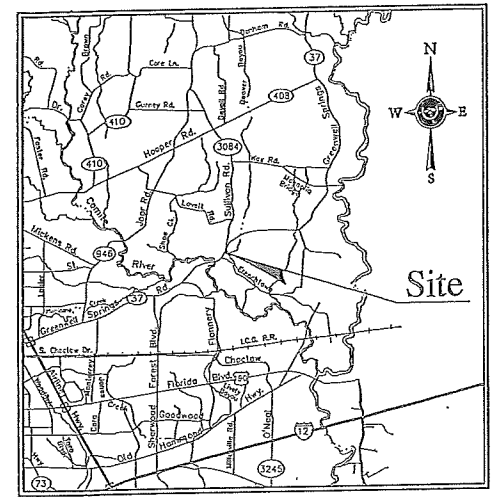
Staff notes that there are several light commercial businesses within the immediate vicinity.

7. **Master Plan Statement.** The City of Central Master Use Plan specifies General Commercial and Conservation Areas at the subject property. Staff notes that the proposed rezoning is consistent with the Master Plan.
8. **Staff Recommendation.** Staff notes that the proposed rezoning is consistent with the Master Land Use Plan; therefore, Staff recommends approval.
9. **Schedule**  
Scheduled for Zoning Commission on August 22, 2013.  
Scheduled for Mayor & City Council on September 10, 2013.



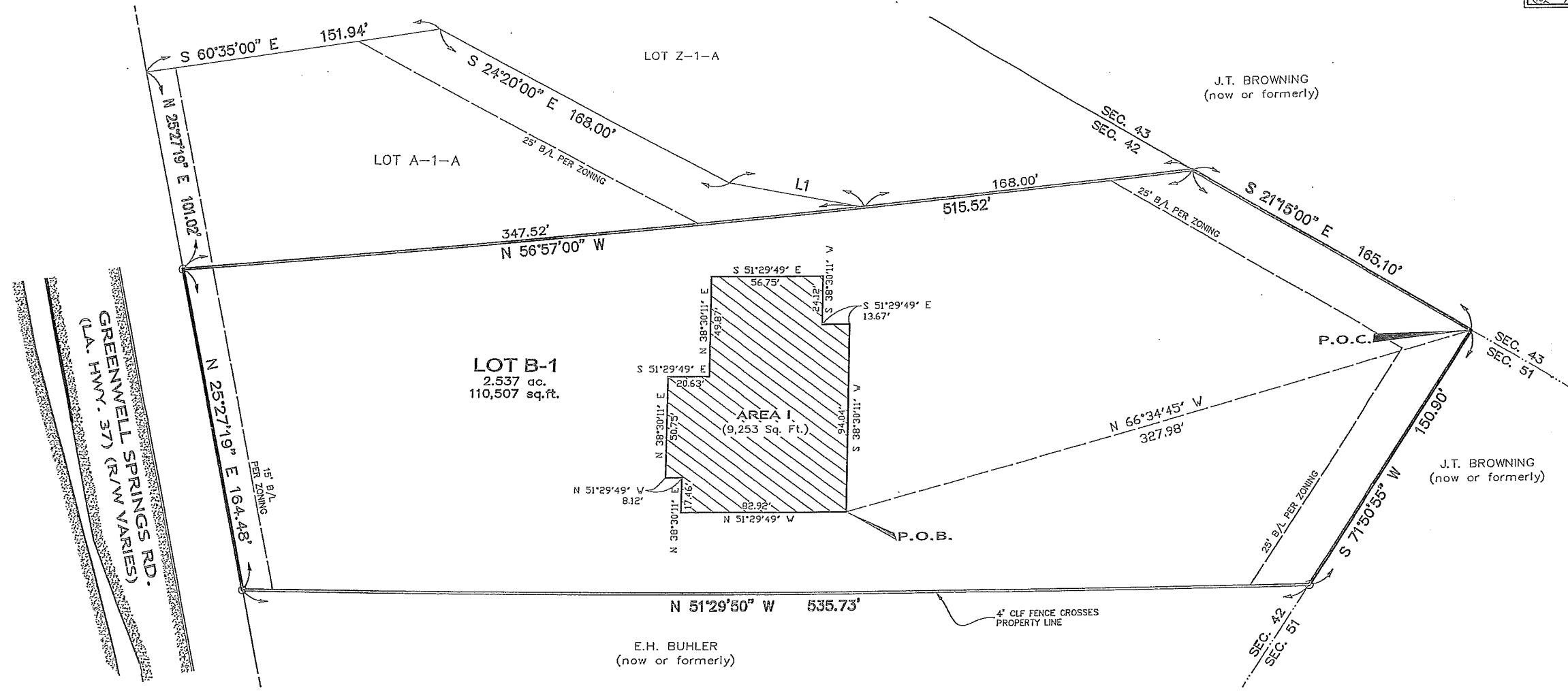


- GENERAL NOTES:**
- 1.) Zoning: **(LC-2)** Zoning information should be verified with City/Parish Planning and Zoning.
  - 2.) Land Use: **Commercial**
  - 3.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
  - 4.) An on-the Ground Survey was not performed for this plat.



**LANDSOURCE**  
INCORPORATED

Professional Surveying and Land Information Company  
6740 Exchange Drive  
Baton Rouge, LA 70809  
Phone: (225) 752-0995  
Fax: (225) 752-0997  
Email: lsai@landsource.com  
Website: www.landsource.com



**LEGAL FOR ZONING AREA I**

A certain tracts or parcel of ground designated located on Lot B-1, Area containing (9,253 sq. ft.) (0.212 Ac.) being a portion of the Eisworth Estate, located in Section 42, Township 6 South, Range 2 East, Greensburg Land District, East Baton Rouge Parish, Louisiana, and being more particularly described as follows:

Commence at the Southwest corner of Section 42, T-6-S, R-2-E; thence N 66°34'45" W a distance of 327.98 feet to the Point of Beginning

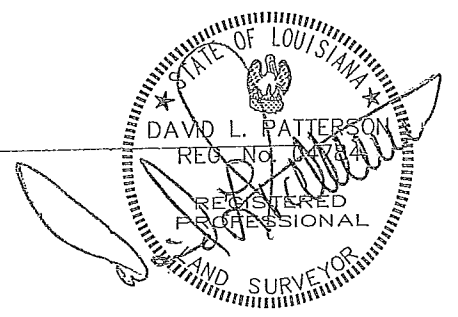
Thence, N 51°29'49" W a distance of 82.92 feet to a Point and turn; thence, N 38°30'11" E a distance of 17.46 feet to a Point and turn; thence, N 51°29'49" W a distance of 8.12 feet to a Point and turn; thence, N 38°30'11" E a distance of 50.75 feet to a Point and turn; thence, S 51°29'49" E a distance of 20.63 feet to a Point and turn; thence, N 38°30'11" E a distance of 49.87 feet to a Point and turn; thence S 51°29'49" E a distance of 56.75 feet to a Point and turn; thence, S 38°30'11" W a distance of 24.12 feet to a Point and turn; thence, S 51°29'49" E a distance of 13.67 feet to a Point and turn; thence, S 38°30'11" W a distance of 94.04 feet to the POINT OF BEGINNING.

**MAP SHOWING REZONING ON**

**LOT B-1**

(Zoning from LC-2 to C-AB-1)

BEING A PORTION OF THE EISWORTH ESTATE  
LOCATED IN SECTION 42, T-6-S, R-2-E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
M.H.A.'S OF CENTRAL, L.L.C.



DATE: JULY 24, 2013  
JOB #: 13-835-01  
OWN. BY: C.D.P.  
CKD. BY: D.L.P.  
SHEET NO:

01

OF: 01

ATTACHMENT A



**SITE PLAN**  
SCALE: 1" = 40'



## KEY PLAN

THE DESIGN CONCEPTS REPRESENTED IN THIS DOCUMENT ARE SPECIFICALLY FOR THIS PROJECT. INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF CHENEVERT ARCHITECTS LLC AND SHALL NOT BE COPIED, REPRODUCED OR OTHERWISE TRANSFERRED TO ANY OTHER DOCUMENTS, USED FOR ANY OTHER PURPOSE OR TO BE CONVEYED TO THIRD PARTIES IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF CHENEVERT ARCHITECTS LLC.

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ARCHITECTS LLC

[illegible]

ISSUE DATE: DECEMBER 15, 2011  
PROJECT NUMBER: 11009.00  
CAD DWG FILE:  
DRAWN BY:  
CHECKED BY:

SHEET TITLE

## SITE PLAN

**Chenevert** ARCHITECTS  
BATON ROUGE | NEW ORLEANS | ASHEVILLE  
CHENEVERTARCHITECTS.COM

CHENEVERTARCHITECTS.COM

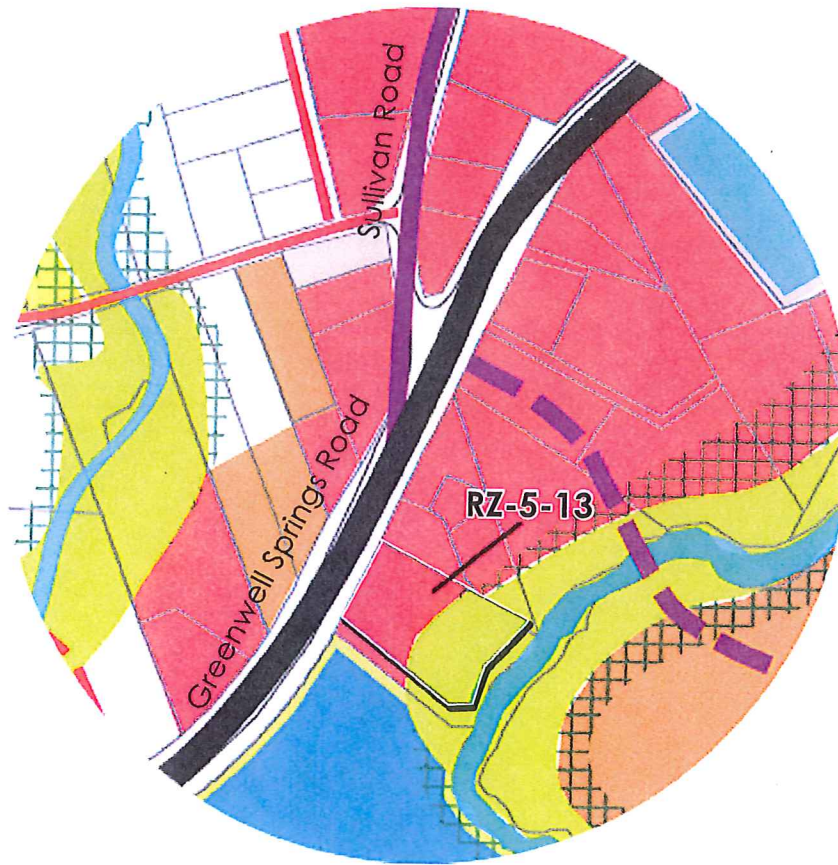
PROJECT

NEW RESTAURANT FOR  
MIKE ANDERSON'S SEAFOOD  
CENTRAL, LA

OWNER  
MIKE ANDERSON'S  
SEAFOOD RESTAURANT

**ATTACHMENT B** <sup>A-2</sup>

# Master Plan- Phase Two Land Use Plan



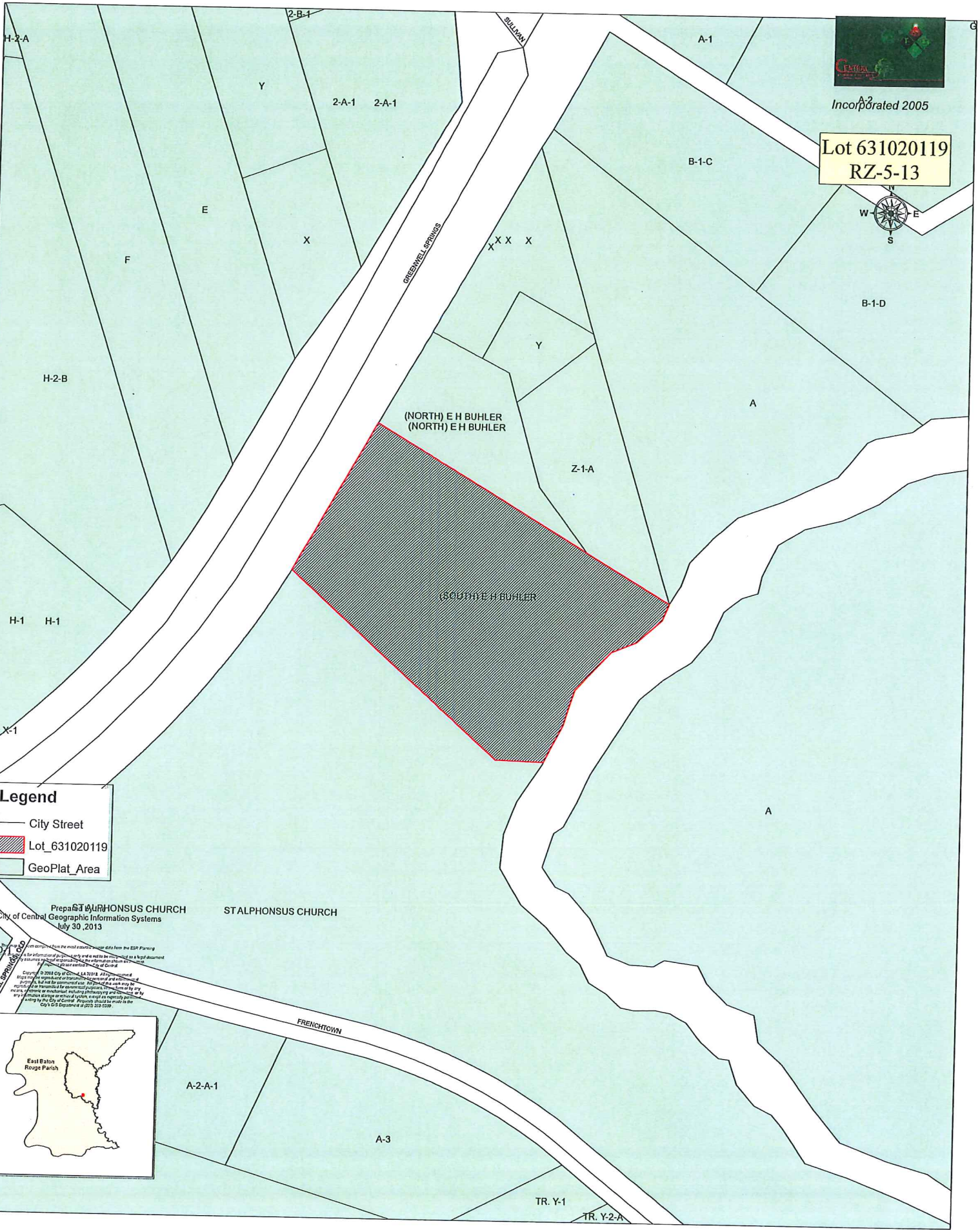
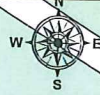
-  Utility
-  Schools
-  Conservation Areas
-  Restricted Greenspace
-  Incentive Greenspace
-  Rural/Agriculture
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Neighborhood Commercial
-  General Commercial
-  Office/Technology Park
-  City Center
-  Parks/Recreation





Incorporated 2005

Lot 631020119  
RZ-5-13

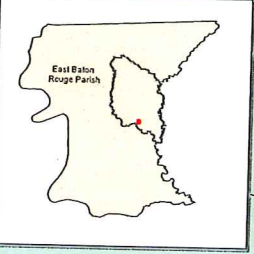


### Legend

- City Street
- Lot\_631020119
- GeoPlat\_Area

Prepared by MURHONSUS CHURCH  
City of Central Louisiana Geographic Information Systems  
July 30, 2013

TR. D-1  
GREENWELL SPRINGS



TR. Y-1  
TR. Y-2-A



# PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: AUGUST 22, 2013 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: RZ-5-13

☒ **REQUEST TO REZONE**

**FROM:** LC2 (LIGHT COMMERCIAL)

**TO:** C-AB-1 (COMMERCIAL ALCOHOLIC BEVERAGES DISTRICT)

☐ **OTHER REQUEST**

FOR RESTAURANT TO SERVE ALCOHOL

For More Information Contact  
City of Central 262-5000

07/31/2013 10:43